

APPROVED 9-18-03



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 4, 2003
MINUTES**

PRESENT: Robert Littlefield, Council Member
E.L. Cortez, Vice Chairman
David Gulino, Planning Commission Member
Michael D'Andrea, Design Member
Anne Gale, Design Member
Jeremy Jones, Design Member
Michael Schmitt, Design Member

STAFF: Tim Conner
Gary Meyer
Jayna Shewak
Al Ward
Greg Williams

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Littlefield at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

August 21, 2003 Development Review Board Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE AUGUST 21, 2003 MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

CONSENT AGENDA

52-DR-2003

Nautilus Insurance Office
Site Plan & Elevations
15001 N Scottsdale Road
Will Architects PLC, Architect/Designer

MR. JONES MOVED TO APPROVE CASE 52-DR-2003. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

61-DR-2003

C.A.P. Basin Park
Site Plan & Elevations
NEC Hayden Rd & Bell Rd
City of Scottsdale, Applicant

MR. WARD presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

GARY MEYER provided an overview of the site. He discussed the history of the site. He reported the City purchased the site in 1995, and in 1997 with the BOR, constructed a regional storm water retention basin. In 1999, an agreement was reached to provide parking for the Phoenix Open. The City 2000 Bond election approved this park project and, joint Parks Commission and Transportation Commission meetings finalized park and transportation issues in 2002. He reported that throughout this process they have had good cooperation from the neighborhood. He noted that the water supply would mostly be reclaimed C.A.P. water. He reviewed the timeline for this project; noting completion should be Spring/Summer '05. He also reviewed the landscaping materials.

MR. D'ANDREA stated he does not see soccer fields used as much as other sports fields. He further stated the neighbors commented about basketball courts. He inquired if there was any opportunity for softball fields, tennis courts or perhaps a dog park or some other mixed use that would bring more people. Mr. Meyer stated they did look at those ideas early on. He stated the difficulties with those ideas would be the chain-link fencing and so on. He further stated because they are obligated by the PGA tour to keep that open for parking those options were ruled out early on. He noted by opening these fields up for soccer they can free up other multi-use fields. He further noted they have a planned off leash area a mile and a half away from this project.

Mr. D'Andrea inquired if some thought had been given to the fact if they have any underground utilities with parking on top of them they have to have separate details for how that is done. Mr. Meyer stated everything would be designed to withstand those loads.

MR. JONES stated Stipulation No. 32 reads: "No exterior vending or display shall be allowed". He remarked it would seem there is an opportunity that is being missed for services to be provided during major events. Ms. Shewak stated that stipulation is something they normally see to avoid kiosks of Coke machines but would not preclude any kind of kiosk or vending cart related to special events. Mr. Meyer stated there is a permanent concession stand and during special events, they would have other vendors.

COUNCILMAN LITTLEFIELD requested additional clarity. He inquired who would run the permanent concession stand. Mr. Meyer stated they are planning on issuing Requests for Proposals to operate the concession stand on a yearlong contract. During special events there would be opportunity for vendors to supplement that during special events.

Councilman Littlefield inquired about their rule for renting out a concession stand. Mr. Meyer stated on a regular basis the concession stand is integrated into the building. He further stated he is not clear on the policy for special events at this time.

MR. SCHMITT commented it is stated that during the golf tournament cars and pedestrians can go across the bridge. He further noted a minimum two-direction drive lane is 24 feet. He inquired where would the pedestrians go in that width. Mr. Meyer stated that during an event it would be a one-way bridge. He reviewed the circulation during events.

Mr. Schmitt expressed his concern regarding 6,500 cars arriving at this parking lot and funneling the cars through the bottleneck for parking during the golf tournament.

JOHN BARKER, EEC Inc., traffic consultant, stated during the TPC people would funnel slowly into the parking lot. He further stated they have observed how the traffic patterns flow over this site for the last two years. The traffic does not back up very much. He reviewed the access points into the park. He reported the main concern is exiting when the tournament is over that is when they have the big rush. He noted they have various exit points to get off on Princess and they can use Hayden on the north to get on the 101.

MR. SCHMITT inquired about the condition of the sod after all of the cars have been parked on it. Mr. Meyer stated they would be using a durable grass and uses a sand base and good drainage system. He further stated they felt they have a good plan and will have fields that would recover quickly in the spring.

Mr. Schmitt stated he was happy to see a soccer facility in Scottsdale that is worthy of a quality tournament.

VICE CHAIRMAN CORTEZ commented on the importance of proper maintenance to ensure that the field is flatted and ready for soccer season. Mr. Meyer reviewed the maintenance plan for the soccer fields to ensure they would be ready for soccer season.

(COUNCILMAN LITTLEFIELD OPENED PUBLIC TESTIMONY.)

NORWOOD SISSON, 7431 E. Portland, stated it is illegal to park on grass in Scottsdale. He further stated he a thought parking lot had to have some surface other than grass by law in Scottsdale. This is one of those cases where the city does not have to pay attention to the laws. He noted parking is going to be a problem if there is rain.

(COUNCILMAN LITTLEFIELD CLOSED PUBLIC TESTIMONY.)

MR. GULINO stated with regard to the stipulations on drainage, he thought the staff should take a hard look at some of the boiler plate stipulations relative to the retention that may not work so they should take a look at them administratively. Mr. Ward replied staff would look at those stipulations to ensure they are applicable to this situation.

MR. SCHMITT inquired where the public art would be incorporated into the project. Mr. Meyer provided a brief overview of where the public art would be incorporated into the site.

MR. CORTEZ MOVED TO APPROVE CASE 61-DR-2003 WITH THE ATTACHED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 1:40 p.m.

Respectfully Submitted

"For the Record" Court Reporters